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UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

ROBERT RICHARD POUDRIER and)
DEBBIE RAYE POUDRIER,) CASE NO. 3:11-cv-00107-LRH-WGC
Plaintiffs,)
v.)
CALIFORNIA RECONVEYANCE)
COMPANY, a foreign entity, CHASE)
HOME FINANCE LLC, a foreign entity, and)
WASHINGTON MUTUAL SAVINGS)
BANK, a foreign entity, DOES 1-100,)
inclusive, and all other persons unknown)
claiming any right, title, estate, lien or interest)
in the real property described herein.)
Defendants.)

**STIPULATION AND ORDER TO
DISMISS COMPLAINT WITH
PREJUDICE AND TO CANCEL AND
EXPUNGE LIS PENDENS**

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2 Plaintiffs Robert Richard Poudrier and Debbie Raye Poudrier ("Plaintiffs") and
3 Defendants California Reconveyance Company ("CRC"), and JPMorgan Chase Bank N.A. as
4 successor by merger to Chase Home Finance LLC, and as acquirer of certain assets and liabilities of
5 Washington Mutual Bank, FA (misnamed in the caption as Washington Mutual Savings Bank) from
6 the FDIC, acting as receiver ("JPMorgan") (collectively, "Defendants"), by and through their
7 respective counsel, hereby stipulate and agree as follows:

8 1. The within Complaint shall be dismissed with prejudice as against each of the
9 Defendants, with the parties to bear their own attorneys' fees and costs of suit, and JPMorgan and
10 CRC (and their respective affiliates, predecessors, successors, and assigns) shall be released and
11 discharged from all claims that are herein alleged, or could have been alleged, by the Plaintiffs.

12 2. Nothing in this Order, or the relief granted herein, shall be construed or deemed to
13 alter, affect, limit, waive, or restrict the rights of JPMorgan or CRC (or any of their affiliates,
14 predecessors, successors, and assigns) relating to the properties that are the subject of this action
15 (727-733 Lander Street, Reno, Nevada 89509, parcel no. 011-261-08, and 741-743 Lander Street,
16 Reno, Nevada 89509, parcel no. 011-261-09) and/or any mortgage, security interest, or foreclosure
17 relating to said properties.

18 3. The notice of pendency of action (Instrument Number 3999228) ("Lis Pendens") that
19 Plaintiffs caused to be recorded on or about May 3, 2011, against the subject properties, shall be
20 cancelled and expunged from the records of the Washoe County, Nevada Recorder ("Recorder"),
21 and shall be of no force or effect whatsoever; and this Order may be recorded with the Recorder
22 forthwith.

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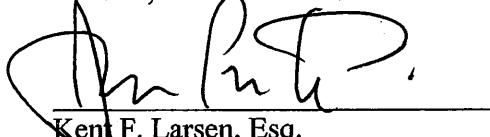
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2 4. Inasmuch as this action is being dismissed with prejudice as against all named
3 defendants, this lawsuit is hereby CLOSED and all pending motions and other matters herein are
4 hereby VACATED. The parties advise the Court that no trial date has been set in this matter.
5

6 DATED this 25 day of June, 2012.

7 /s/ Terry J. Thomas
8 Terry J. Thomas, Esq.
9 Nevada Bar No. 5523
10 7330 Hunter Glen Drive
11 Reno, NV 89523
12 Attorney for Plaintiffs
13

14 DATED this 2 ^{JULY} day of June, 2012.

15 SMITH, LARSEN & WIXOM

16 
17 Kent F. Larsen, Esq.
18 Nevada Bar No. 3463
19 Joseph T. Prete, Esq.
20 Nevada Bar No. 9654
21 Hill Center Business Park
22 1935 Village Center Cr
23 Las Vegas, NV 89134
24

25 defendants
26 California Reconveyance Company;
27 and JPMorgan Chase Bank, N.A.,
28 as successor by merger to Chase Home
Finance LLC and as an acquirer
of certain assets and liabilities of
Washington Mutual Bank, FA from the
FDIC, acting as receiver

20 IT IS SO ORDERED.

21 DATED this 5th day of July, 2012.

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25 LARRY R. HICKS
26 UNITED STATES DISTRICT JUDGE
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